

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Overall Rating

4

Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Urban and Rural		See Map
Population Growth		909%
Age and Condition	4	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	4	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes

Non-Evaluative Comments

None.

Project Summary

<i>Applicant:</i>	Fairfield, City of
<i>Library Jurisdiction:</i>	Solano County Library
<i>Project Type/Priority:</i>	New Library/1
<i>Project Square Footage:</i>	16,459
<i>State Grant Request:</i>	\$4,100,385

EVALUATION FORM

Fairfield-Cordelia Library 2064

Age and Condition of Existing Library

Regulatory Basis: 20440, Appendices 1 & 3

Age Rating

- 4 = No Existing Facility
- 4 = 1949 or older
- 3 = 1950-1959
- 2 = 1960-1964
- 1 = 1965-1974
- 0 = 1975-2003

RATING

4

4

N/A

Structural Renovation Rating

- 4 = No Renovation
- 4 = 1954 & earlier
- 3 = 1955-1962
- 2 = 1963-1972
- 1 = 1973-1978
- 0 = 1979-2003

- 4 = Extremely Poor Condition
- 3 = Poor condition
- 2 = Acceptable condition
- 1 = Good condition
- 0 = Very good condition

Condition of Existing Library

1. Structural
2. Lighting
3. Energy
4. Health & Safety
5. ADA
6. Acoustical
7. Flexibility
8. Spatial Relationships
9. Site Considerations

N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A
N/A

R1	R2	R3

Rating panel comments

Library construction date: No existing library.

Library renovation date:

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Needs and Response to Needs

Regulatory Basis: 20440 pp. 26, 27, 60-69

RATING

3

Community Library Needs Assessment

1. Methodology & community involvement.
2. Community analysis/community agencies & organizations, service area demographics
3. Analysis of service needs/consistency with demographics
4. Service limitations for existing facility (if applicable)
5. Space needs assessment
6. Executive summary includes description of K-12 student population and their needs

N/A

R1	R2	R3
4	4	4
3	3	3
3	3	3
4	3	3
4	3	3

Library Plan of Service

7. How well project responds to needs of residents
8. How well project responds to needs of K-12 students as expressed in Needs Assessment
9. How well mission, roles, goals, objectives, service indicators are documented
10. How well types of services are documented
11. How well types of K-12 services are documented
12. How project fits into jurisdiction-wide Plan of Service

R1	R2	R3
4	4	4
3	4	3
3	3	4
4	4	4
3	4	3
4	4	4

Library Building Program

13. How well Building Program implements Plan of Service.
14. How well Building Program documents general requirements for Library Building.
15. How well spatial relationships are described.
16. How well individual spaces are sized and described.

R1	R2	R3
3	3	3
3	3	3
3	3	3
2	2	2

Conceptual Plans

17. How well net-assignable SF on plan matches Building Program
18. How well non-assignable SF on plan matches Building Program
19. How well spatial relationships on plan match Building Program

R1	R2	R3
4	4	4
4	4	4
4	4	4

Joint Use Cooperative Agreement

20. How well roles & responsibilities are defined.
21. How clearly joint library services are described.
22. Appropriateness, adequacy, reasonableness of hours of service.
23. Appropriateness, adequacy, reasonableness of staffing/volunteers.
24. How well ownership issues are resolved
25. Appropriateness, adequacy, reasonableness of sources & uses of funding
26. Appropriateness, adequacy, reasonableness of review & modification process
27. How well agreement demonstrates a workable, mutually beneficial long-term partnership.

R1	R2	R3
4	4	4
4	4	3
4	3	4
2	2	2
4	3	3
3	3	2
4	3	4
3	3	3

4 = Outstanding
3 = Very Good
2 = Acceptable
1 = Limitations
0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Rating Panel Comments

R1:

Needs Assessment:

A wide variety of input methods was used during the needs assessment process to gather input from a broad range of the service area residents. Analysis of the community information led to insightful interpretation of library service needs. Including all of the information in the needs assessment, building program and the Solano County Facilities Master Plan with the space needs assessment, this is an extremely well documented and thought out product that provides answers to the overall sizes, allocations and conversion factors. Particularly good collection breakouts.

Plan of Service:

The planned services follow the needs assessment findings very closely, and the goals, objectives and service indicators are well-written. Planned services are clearly described, as is the implementation plan. The document should prove to be a useful guide to the staff who will implement the services and result in services responsive to the community.

Joint Use Agreement:

The agreement represents a mutually beneficial partnership, with both parties participating. Funding commitment by both parties is spelled out, although funding amounts are not specified. Joint venture services will be provided during all library hours of operating. The review and modification process is a proactive one, with representatives meeting quarterly during the first year to ensure that the services planned are producing the desired outcomes.

Building Program:

The general requirements appear to be very well done, but could have provided more detailed information in some cases. The spatial relationships diagram and narrative is very good in showing the critical relationships, but more a detailed description of secondary relationships in the narrative would be helpful. There were a few inconsistencies between the diagram and the narrative information, however. The individual space descriptions are sparse and need more detail. While there appears to be adequate functional description of what goes on in each space as well as the spatial relationships, occupancy requirements and a list of the furniture and equipment for each space, other requirements such as those for lighting, power and data, HVAC, etc.) that are specific to the space are not present.

Conceptual Plans:

Optimal match between both net-assignable and non-assignable space in the building program and the conceptual plans. The conceptual plans appear to meet most all of the critical spatial relationships called for in the building program. It looks like it might be possible to improve on the plan by adding at least an acoustical (if not physical barrier) buffer between the children's area and the rest of the adult library uses to keep the noise transmission to a minimum. Other than this and the fact that children must walk past the adult computers to get to the children's area, the plan is an excellent response by the architect to the program.

4 = Outstanding
3 = Very Good
2 = Acceptable
1 = Limitations
0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

R2:

Needs Assessment:

They used many and varied methods, including both county-wide and Cordelia-area-specific assessment efforts. The appendices provide excellent data on needs assessment questions, findings, and analysis of those findings. The data in this section is excellent and well presented. The community analysis was fairly limited regarding governmental agencies, schools, and community organizations. Other than those, the analysis was very good, with many good connections made between community characteristics and potential library issues. The demographics presentations were excellent and were well tied to the community. The service needs assessment was very well done, with most, though not all, defined needs directly connected to the results of the needs assessment. The space needs assessment was generally very good, but I question whether allocating only 3% of the collection to International Languages is sufficient, when Hispanics alone make up 14% of the service population. The Executive Summary was excellent, except for omission of description of K-12 population and any demographic summary of the community as a whole.

Plan of Service:

The project does an excellent job of responding to the needs defined. The goals, objectives, etc. presentation includes very good statements which directly relate each goal to the needs assessment findings it supports. Most of the objectives are not user-centered, but many are specifically measurable. The service indicators relate very well to the outcomes that the needs assessment respondents requested. The types of services are presented in excellent detail, with realistic implementation plans, where the needs assessment findings provide enough information to make specific implementation decisions this early (e.g., literacy, computer center, study rooms, etc.) and more general where more refinement should be made closer to opening (e.g. collections, reference, etc.). The project clearly fits into the System-wide Facilities Plan and Strategic Plan, as adapted to fit Cordelia's specific needs.

Joint Use Agreement:

There are contributions by both the library and the district in this agreement, although not equal. The two centers seem to be primarily self-help service except for when specifically-stated classes (3 topics) are conducted. The review process is better than most for the first two years and not as good as most for year three and beyond. It seems reasonable that this can result in a workable, long-term partnership.

Building Program:

The Building Program describes the general requirements well. More detail would have made it a better communication tool for the architect. The spatial relationships are well done with a bubble diagram; however, a narrative would have provided more detail to the design team. The bubble diagram is highly effective in communicating to the architect the spatial relationships and adjacencies. The description of the individual spaces is moderately well done. The furniture and equipment needs of the spaces are discussed; however, so much of what makes the design of a space is missing. The fenestration, finishes, acoustics, HVAC requirements, accessibility are all needed by the architect to understand what the design of this facility needs to respond to.

Conceptual Plan:

The net and non-assignable square footage is extremely well done. They are exceptional in matching the Building Program within reason. The spatial relationships match the Building Program exceptionally well, and the presentation with color made it easy to read. There does not appear to be a special Children's interior entrance to "their part of the library". Possibly swapping the children's area with the staff area would provide an easy way to provide separate access to the adult and children's areas respectively.

4 = Outstanding
3 = Very Good
2 = Acceptable
1 = Limitations
0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

R3:

Needs Assessment:

Applicant has used a multi-faceted approach in gathering community information. Building on previous jurisdictional planning efforts including the facilities master plan that was completed in 2001, the applicant utilized focus groups, interviews with key informants, surveys, and a visioning workshop to gather input from the community. Also noted was an effort to receive input from teens as well as parents of students. Demographics indicate that 14% of the service population is Hispanic, however only 3% of the proposed collection has been allocated for international languages.

Plan of Service:

Six service goals were identified based on the findings in the needs assessment. Goals and objectives are clearly stated and relate directly to the needs assessment. Service indicators are also well done and substantiate the findings in the needs assessment. Have provided an excellent implementation plan with a detailed timeline. Does an excellent job in showing how Cordelia Branch fits into the overall jurisdictional planning documents

Joint Use Agreement:

The proposed agreement describes a workable partnering effort. Although the partnering effort is more beneficial to the school district, it does show a funding commitment. Also noted is an agreement modification process that includes quarterly meetings during the first year. This agreement has the potential of ensuring a lasting partnership.

Building program:

Teen area is located right near the career center, a topic that is of special interest to teens so usage of both locations is being encouraged. General requirements: Exterior discussion good. Interior discussion appropriate and adequately detailed.

Spatial relationships: Bubble diagram suggests children coming from the entrance have to go past the information desk to get to the children's area; this is not desirable. Also, public restrooms to be accessed only via meeting room, not directly from library public area. Otherwise, the diagram is a reasonable statement of general relationships.

Room sheets: Although functions and FFE are listed, detail re finishes, accessibility, acoustics, any special needs - all assume the general requirements govern. Usually they do, but not always. E.g., what is "good lighting"?

Examples of lack of specificity include:

p. 55: What's the color printer connected to?

p. 56: shelving for manuals?

p. 61: chairs or stools at workstations?

p. 66: Children's program storage references Sec. 1.4. That's restrooms; meeting room storage is 1.31, doesn't mention children's materials.

p. 72: If mending, want handsink?

p. 77: restroom door should not open into work area.

Conceptual plans.

Assignable sq. ft. very close to program. Non-assignable sq. ft. improves somewhat on program. spatial relationships: branch manager not accessible directly from public space.

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Integration of Electronic Technologies

RATING

4

Regulatory Basis: p.68, 20440, Appendix 4

Integration of Electronic Technologies

1. Appropriateness of electronic technologies in Plan of Service, based on Needs Assessment
2. How well the integration of electronic technologies is documented in Plan of Service
3. How well the integration of electronic technologies is documented in the Building Program

R1	R2	R3
4	4	4
4	4	4
4	3	4

Rating Panel Comments

R1:

The planning documents demonstrate a thorough understanding of the need for and the application of technology in the provision of public library services. Both public service and staff services are considered in the comprehensive plans. Future technology advances have been considered and should be easily implemented into the building.

R2:

This is a comprehensive plan that includes both programmatic/service elements and technical details regarding use of technology at library opening as well as planning for future potential technological enhancements.

R3:

The applicant has provided a three year jurisdictional plan that describes how the Cordelia branch fits into the overall technology effort. Have shown how technology fits into each of the service roles as well as in the joint use agreement. The entire library is to be wired and cabled to support additional electronic equipment for future wireless technology.

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Limitations
 0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Site

Regulatory Basis: p.39, 20440, Appendix 1

RATING

4

Appropriateness of Site

1. Equal access for all residents in service area.
2. Accessibility via public transit.
3. Accessibility via pedestrian and bicycle.
4. Accessibility via automobile.
5. Adequacy of automobile parking.
6. Adequacy of bicycle parking.
7. Overall parking rationale.
8. Shared parking agreement (if applicable).
9. Visibility of site & proposed library building in service area
10. How well site fits community context & planning
11. Site selection process and summary.

R1	R2	R3
4	4	4
3	3	3
4	4	4
4	4	4
3	4	4
3	3	3
4	4	4
N/A		
3	3	3
4	4	4
4	3	3

Site Description

12. Adequacy of size of site.
13. Appropriateness of site configuration
14. Appropriateness of site/surrounding area.
15. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

R1	R2	R3
4	4	4
3	3	4
4	3	3
4	3	4

4 = Outstanding
3 = Very Good
2 = Acceptable
1 = Limitations
0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

Rating Panel Comments

Drainage issues: The site will require on and off-site storm drainage improvements including connecting to an existing storm water detention system.

Geotechnical issues: While there is the potential for earthquake caused ground shaking, the geological hazards are minimal and easily mitigated without significantly increasing the cost of development.

R1:

The proposed site is located in the geographic center of the Cordelia Service Area, and very much in the only commercial and retail center for the service area. Cordelia is geographically isolated from the rest of Fairfield with respect to most community services.

The library will be located in a new office park complex adjacent to a shopping center with the area's only grocery store and drug store, as well as a Costco Wholesale retail outlet. There are also nearby restaurants, furniture stores, coffee shops, dry cleaner, bank etc. A medical office building is currently under construction in the business park and the proposed site is adjacent to the Solano County Office of Education. The site is located near on and off ramps for I-80 (218,000 vehicles per day) as well as close to I-680 and Hwy 12. The site has direct access to Business Center Drive (6,770 vehicles per day), which is a four-lane main arterial and is one block from Green Valley Road (4,380 vehicles per day) which is a main north/south arterial road that connects with I-80.

There is access to the site via four pedestrian and bicycle trails. There will be 20 bicycle parking spaces near the front entrance to the library, but they do not appear to be sheltered. The site abuts an elementary school which is within easy walking distance of the library.

There are two public transit systems that serve the area and there are two bus stops within 1/4 mile of the site. Once the library is built there will be a bus stop placed less than 300' from the library entrance. There is also a door-to-door reduced fare taxi program as well.

There are 99 parking spaces on-site. Because of the location in the business park, a total of 345 parking spaces will ultimately be available to library patrons within 500' of the front door. 150 of these spaces currently exist with another 50 permitted for construction.

The proposed library site will occupy prime commercial real estate in Cordelia and will be highly visible from two major thoroughfares. The visibility of the library will be enhanced by a prominent tower which will be part of the entry to the building.

The project is based upon a major planning effort; the Solano county Library Facilities Master Plan which saw extensive involvement by community residents and leaders/stakeholders. A project team (including staff, an architect, cost estimators and library consultant) was put together that evaluated sites based on community-driven site evaluation criteria. The criteria are listed in the application and are quite extensive. The proposed site was selected on a unanimous basis after exhaustive review.

The conceptual plans and application do not indicate a plan to expand either the library or parking in the future. Further, the application indicates that the building is being built at a lower square footage than the need identified in the facilities masterplan, however the building is being built with a second floor that will include City Hall and Solano County Office of Education annex offices that could possibly in the future be turned into additional space for the library as the need grows.

4 = Outstanding
3 = Very Good
2 = Acceptable
1 = Limitations
0 = Serious Limitations

EVALUATION FORM

Fairfield-Cordelia Library 2064

R2:

The site is good, on an interior road of a business park. The business park main road is well-connected to arterials and the freeway. Major commercial (Costco, etc.) is in the neighborhood.

Bus service is on the arterial, with a stop to be instituted 300 feet away, which is adequate. There is paratransit, and a student shuttle is proposed. A web of pedestrian and bicycle paths is outstanding. Generous bike parking is provided at the entrance, but it is unsupervised and unsheltered.

Although parking is shared with occupants of the upper floor's municipal offices, the 99 shared spaces should be more than enough for the 36 required by code for the library alone. Additional nearby spaces are available for general office park occupants.

The building will be quite visible from Green Valley Road, looking across the pond. Its 80' tower will be a landmark, and while the Library is a ways in from Business Park Dr., the Tower may be visible from there as well.

The site makes real the County Library's need for a proper facility in center of the growing Cordelia area. The site in a center of commercial and public office activity, reasonably close to many schools, is outstanding. Site selection was very thorough, using consultants and staff. Alternative sites were considered. Although there was public input in the Master Plan adopted in 2001, no information was provided re public input to the library site selection itself.

The site is over 5 times the size of the building footprint, which should provide ample space for the current project, but the somewhat curved shape inhibits optimal utilization. Although the site utilization is good, there is no room for expansion. (There is no mention of possible future occupancy of the upper level.)

R3:

The proposed site is just north of Interstate 80 on Green Valley Road, quite close to the center of the Cordelia service area. Public transit is very good, with two stops within 1/4 mile providing both local and regional services. Access by foot and bicycle is outstanding as the site links with the area's well developed pedestrian/bike trail system. Automobile access is excellent from Business Center Drive, just off Green Valley Road. Green Valley Road is the major north south arterial in the service area, Business Center Drive is a major east west thoroughfare. Parking consists of 99 on site/off street spaces (shared with the other occupants of this multi-purpose building) with a large number of additional off site/off street spaces available in the larger office park project to the west. Twenty bicycle spaces are provided, though none appear to be sheltered. On well traveled streets just off Interstate 80, the design and orientation of the building should make the library highly visible. The library and other tenants (Solano Co. Office of Education and satellite City Hall offices) of the multi-purpose facility represent a conscious effort to extend public services to the residents of the somewhat remote and geographically isolated Cordelia area of Fairfield. The site is adjacent to an elementary school and located as the east anchor end of a much larger office park project. While it would be difficult to extend the footprint of the proposed facility on this site, it would be possible to expand into space occupied by the other tenants should that become a priority.

EVALUATION FORM
Fairfield-Cordelia Library 2064

Financial Capacity

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library.